

069.0

0004

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

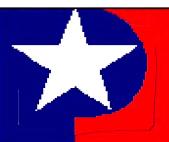
667,300 / 667,300

USE VALUE:

667,300 / 667,300

ASSESSED:

667,300 / 667,300



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
39		DAVIS AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SEBELL SHAVIT TAL T & RACHEL	
Owner 2:	
Owner 3:	

Street 1: 39 DAVIS AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: NOONAN JAMES M LIFE ESTATE -

Owner 2: -

Street 1: 39 DAVIS AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 5,393 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1921, having primarily Stucco Exterior and 1556 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5393		Sq. Ft.	Site		0	70.	1.08	12									407,254						407,300	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5393.000	260,000		407,300	667,300		44339
Total Card	0.124	260,000		407,300	667,300	Entered Lot Size	GIS Ref
Total Parcel	0.124	260,000		407,300	667,300	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	428.86	/Parcel: 428.8	Land Unit Type:	Insp Date

11/01/18	15950!
PRIOR ID #1:	44339
PRIOR ID #2:	
PRIOR ID #3:	
PRIOR ID #1:	
PRIOR ID #2:	
PRIOR ID #3:	
PRINT DATE:	12/10/20 20:46:20
LAST REV DATE:	10/10/19 16:42:11
ASR MAP:	
FACT DIST:	
REVAL DIST:	
YEAR:	
LANDREASON:	
BLDREASON:	
CIVILDISTRICT:	
RATION:	

Parcel ID: 069.0-0004-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	259,900	0	5,393.	407,300	667,200	667,200	Year End Roll	12/18/2019
2019	101	FV	274,300	0	5,393.	378,200	652,500	652,500	Year End Roll	1/3/2019
2018	101	FV	274,300	0	5,393.	378,200	652,500	652,500	Year End Roll	12/20/2017
2017	101	FV	274,300	0	5,393.	331,600	605,900	605,900	Year End Roll	1/3/2017
2016	101	FV	232,000	0	5,393.	302,500	534,500	534,500	Year End	1/4/2016
2015	101	FV	219,300	0	5,393.	267,600	486,900	486,900	Year End Roll	12/11/2014
2014	101	FV	219,300	0	5,393.	253,100	472,400	472,400	Year End Roll	12/16/2013
2013	101	FV	219,300	0	5,393.	240,900	460,200	460,200		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NOONAN JAMES M	66817-311		2/18/2016		666,500	No	No		
NOONAN JAMES M,	64635-93	Convenience	12/10/2014		10	No	No		
CUMMINGS LYDIA	22985-556		3/16/1993		1	No	No	F	

BUILDING PERMITS	ACTIVITY INFORMATION
Date: 1/3/2018 Number: 7 Descip: Redo Kit Amount: 49,348 C C/O: C Last Visit: Fed Code: F. Descrip: Comment: demo deck	Date: 11/1/2018 Result: MEAS&NOTICE By: CC Name: Chris C
Date: 4/11/2017 Number: 397 Descip: Wood Dec Amount: 17,500 C C/O: C Last Visit: Fed Code: F. Descrip: Comment: replacement wiondo	Date: 1/9/2009 Result: Meas/Inspect By: 345 Name: PATRIOT
Date: 3/29/2017 Number: 339 Descip: Demoliti Amount: 500 C C/O: C Last Visit: Fed Code: F. Descrip: Comment: REROOF	Date: 10/7/1999 Result: Meas/Inspect By: 263 Name: PATRIOT
Date: 5/12/2016 Number: 614 Descip: New Wind Amount: 16,300 C C/O: C Last Visit: Fed Code: F. Descrip: Comment:	Date: 11/1/1981 Result: MS By: Name:
Date: 4/19/2016 Number: 468 Descip: Re-Roof Amount: 8,186 C C/O: C Last Visit: Fed Code: F. Descrip: Comment:	
Date: 5/20/2015 Number: 526 Descip: Insulate Amount: 2,930 C C/O: C Last Visit: Fed Code: F. Descrip: Comment:	

Sign: VERIFICATION OF VISIT NOT DATA / / /

